



**Joint Regional
Planning Panels**

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Agenda and Business Paper

**To be held at 11.30am
Thursday 10 December 2015**

**Christies Conference Centre
3 Spring Street
Sydney**

Sydney East Region Panel Meeting

AGENDA

10 December 2015

APOLOGIES

DECLARATIONS OF INTEREST

BUSINESS ITEMS

The following development applications are referred to the Sydney East Region Planning Panel for determination.

Item No	Subject
1.	2015SYE025 Ryde LDA2015/31: Shepherds Bay Redevelopment - Stages 8 & 9: Demolition and Excavation works. Construction of a 5-10 storey building above 5 basement levels for Stage 8 containing 153 apartments & a 5-10 storey building above 3 basement levels for Stage 9A (northern building) containing 152 apartments & a 5-6 storey building above 3 basement levels for Stage 9B (southern building) containing 117 apartments. Construction of a 225 m2 single storey commercial building Infrastructure works including the implementation of stormwater infrastructure through the site and public domain improvements to Nancarrow Avenue, Bowden Street and Nancarrow Lane & Landscaping works and publicly accessible pedestrian and cycle paths. (Integrated Development) at 116 -144 Bowden Street, MEADOWBANK
2.	2015SYE026 Ryde LDA2015/32: Shepherds Bay Redevelopment - Stages 6 & 7: Demolition and Excavation works. Construction of a 5-8 storey building above 2 basement levels for Stage 6 containing 202 apartments and a 5-8 storey building above 3 basement levels for Stage 7



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containing 109 apartments. Infrastructure works including the lowering of Constitution Road, installation of a signalised intersection at Constitution Road and Bowden Street, and stormwater infrastructure through the site. Landscaping works around the buildings including the creation of common open space areas and publicly accessible pedestrian and cycle paths. (Integrated Development). Includes demolition of RLEP Heritage Item I080 at 37-53 Nancarrow Avenue, Meadowbank

Note – If there are multiple items on the agenda for the panel to determine, the panel chair may decide to change the order in which items are determined due to the number of registered speakers wishing to address the panel on specific items.